

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**BOARD OF ZONING ADJUSTMENT**



Application No. 12554, of Angelo A. Puglisi, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 4101.41 to establish a parking lot to be run in conjunction with adjacent lots in the SP District at the premises 729 - 6th Street, N.W., (Square 486, Lot 808).

HEARING DATE: January 18, 1978

DECISION DATE: February 1, 1978

FINDINGS OF FACT:

1. The subject property is located on the west side of 6th Street between G and H Streets, N.W., and is in an SP Zone District.
2. The subject property is presently vacant, and improved with a surface of all-weather impervious asphalt material and wheel copings.
3. The applicant testified that this lot was surfaced as a parking facility in conjunction with an adjacent lot previously approved for parking by this Board. Upon discovering that this lot was not an approved parking area, the applicant ceased to use it as such.
4. The subject lot 806 is approximately 1416 square feet in area, and can accommodate approximately eight automobiles.
5. Nearly one-half of the square is already devoted to surface parking.
6. The subject square has a variety of other uses including a printing establishment, shoe repair shop, barber shop, a number of restaurants, bars, carry-outs, and a number of dilapidated vacant structures. Located nearby are the General Accountant Office, Bergman's Laundry, Saint Mary's Church and the Potomac Building.
7. This lot will be used in conjunction with adjacent lots 807, 806, 805, 804, which currently operate as a parking facility under BZA Order No. 12211 conditionally granted in September of 1976 for a period of three (3) years.
8. This lot will be attended commercial lot, which serves both long term commuter parking as well as short term customers.

9. This application was referred to the Department of Transportation on November 11, 1977. No reply was received.

10. The Municipal Planning Office, by report dated December 15, 1977, recommended a four year approval of this application, stating that the lot "will not become objectionable to nearby or adjoining property, nor will it adversely affect the present character or future development of the area."

11. There was no report from Advisory Neighborhood Commission 2C on this application.

12. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW AND OPINION:

Based on the above findings of fact and the evidence of record, the Board concludes that the subject lot, to be run in conjunction with previously established adjacent lots, as a parking facility will not become objectionable to adjoining and nearby property because of noise, traffic or other objectionable conditions. The Board concludes that the present character and future development will not be adversely affected. It is therefore ORDERED that the above application is hereby GRANTED subject to the following CONDITIONS:

- a. Approval for Lot 808 shall run concurrently with Lots 807, 806, 805 and 804 (BZA Order No. 12211, dated December 1, 1976) and shall expire on December 1, 1979.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all weather impervious surface.
- c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- e. No vehicles or any part thereof shall be permitted to project over any lot or building line or on or over the public space.


- f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.
- h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this order have been violated.

VOTE: 4-0 (William F. McIntosh, Charles R. Norris, Chloethiel Woodard Smith and Leonard L. McCants)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 8 MAR 1978

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

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